

AGENDA REQUEST
BUSINESS OF THE PLANNING AND ZONING COMMISSION
CITY OF SUGAR LAND, TEXAS

AGENDA OF: 05/11/04 DEPT OF ORIGIN: DEVELOPMENT SERVICES REQ. NO. V A
DATE SUBMITTED: 05/05/04

ORIGINATOR: TYLER SORRELLS, PLANNER

SUBJECT: NT 1688 SHOPPING CENTER PRELIMINARY REPLAT

PROCEEDING: CONSIDERATION AND ACTION

EXHIBITS: COPY OF PRELIMINARY REPLAT; PREVIOUS PLAT

APPROVED FOR SUBMITTAL:

DOUGLAS P. SCHOMBURG, AICP, ASST. CITY PLANNER 

SARINE A. SOMERS-KIENZEL, AICP, CITY PLANNER 

EXECUTIVE SUMMARY:

Mr. Andy Lee, of K. Chen Engineering requests the consideration and approval of the NT 1688 Shopping Center Preliminary Replat. This plat consists of one restricted commercial reserve located within the Extra-territorial Jurisdiction (ETJ) totaling 1.594 acres bounded by US Hwy 90A to the north and Grand Parkway to the west. The property is located within Fort Bend County Municipal Utility District No. 69 and Fort Bend County Levee Improvement District No. 7. The reason for the replat is to reconfigure the boundary of Reserve "D-1" and to clarify easements. The property has cross-access provided between the new Reserve A and Reserve C-1 to the east. There will be no direct driveway access from Reserve A to either the Grand Parkway or US HWY 90A per the City Engineer's Office.

Additional Information Regarding the Plat:

The Final Plat for NT 1688 Shopping Center will require all applicable Master Notes, signature blocks, and no-objection letters submitted from Fort Bend County LID No. 7, Fort Bend County MUD No. 69, Fort Bend County, and all other applicable jurisdictions. The Development Review Committee has reviewed the plat and determined that it conforms to the Development Code, Subdivision Regulations, Comprehensive Plan, Water and Water and Waste Water Master Plan, and Master Roadway Plan. The Planning

Division is recommending that a contingency be placed on the Preliminary Plat to be addressed at the time of submittal of the Final Plat as follows:

- **Correction of the statement as to the “Reason For Re-Plat”. The Reserves on the previous plat did allow commercial development. However, the reason for the re-plat was to re-configure the Reserve D-1 boundary and to clarify easements.**

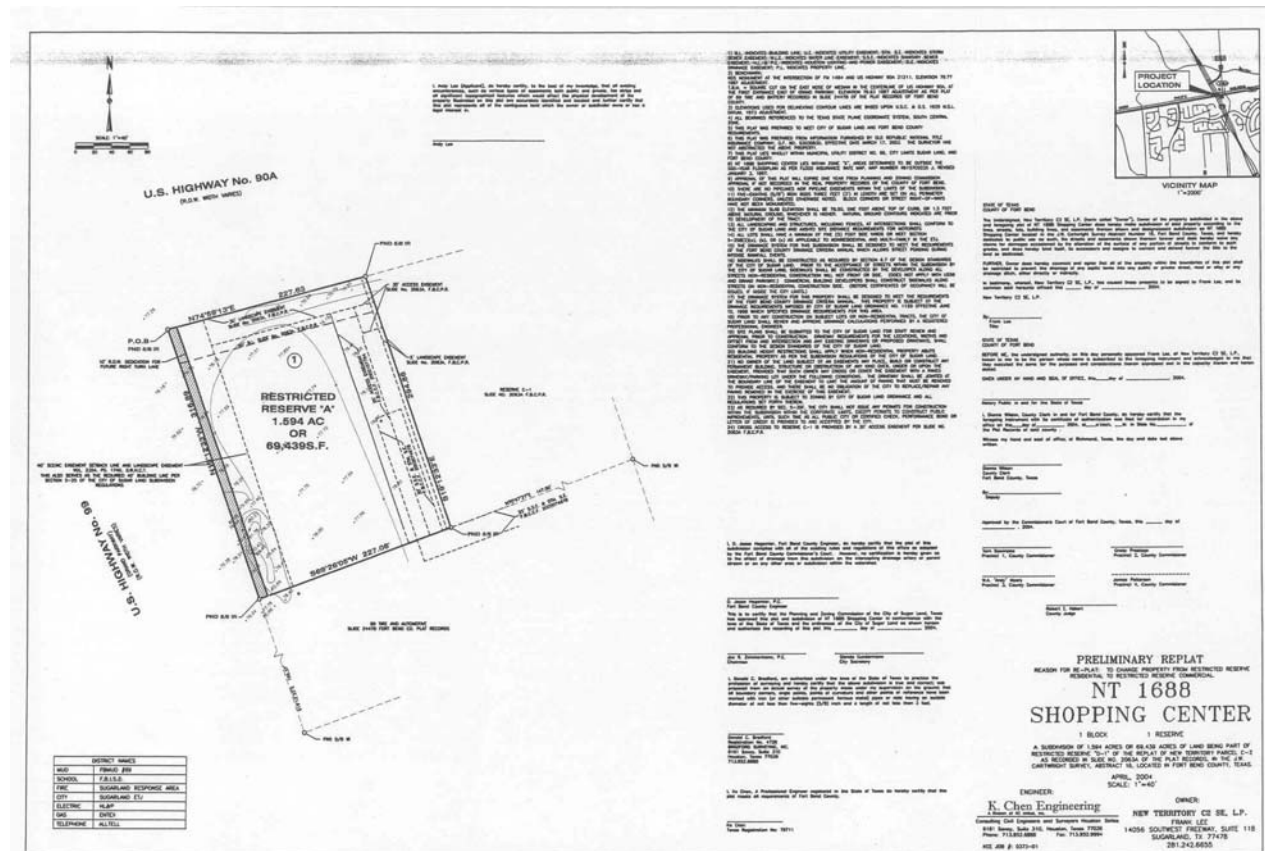
As with all development within the City of Sugar Land, infrastructure construction plans shall be approved prior to construction of improvements.

RECOMMENDED ACTION

The Planning Division, in conjunction with the Development Review Committee, recommends approval of the NT 1688 Shopping Center Preliminary Replat with the contingency of

**Cc: Andy Lee, K-Chen Engineering Fax: (713) 952-9994
File No. P0001581**

Copy of Proposed Plat:



[illegible]